

# WARRANTY DEED

THIS INDENTURE, made and entered into this 29th day of May, 1987, by and between

E. L. STEELE, and wife, MARY ALICE STEELE

party of the first part, and

PAUL E. TOWNSEND and wife, DEBORAH TOWNSEND

party of the second part.

**WITNESSETH:** That for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in

Desoto

State of ~~Tennessee~~ Mississippi.

Lot 99, Woodland Lake Subdivision in Section 19, Township 3 South, Range 9 West, as shown of record in Plat Book 1, Pages 15A, 15B, and 15C in the office of the Chancery Clerk of Desoto County, Mississippi.

This being the same property conveyed to E. L. Steele in Book 146, Page 569, recorded April 1, 1980 in the Chancery Clerk's Office of Desoto County, Mississippi.

PROPERTY ALSO KNOWN AS: 10995 High, Hernando, Mississippi

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

**WITNESS** the signature of the said party of the first part the day and year first above written.

E. L. Steele

Mary Alice Steele

## STATE OF TENNESSEE, COUNTY OF SHELBY

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared

E. L. Steele and Mary Alice Steele

to me known to

be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

**WITNESS** my hand and Notarial Seal at office this 29th day of May, 1987.

My Commission Expires November 8, 1987

My commission expires

Mary Frances W. [Signature]  
Notary Public

## RECORDING DATA ONLY

Property address 19885 High Rd., Hernando, Ms.  
Mail tax bills to United Companies Financial Corporation  
P. O. Box 16618, Memphis, Tn. 38116

This instrument prepared By:  
United Companies Financial Corporation  
P. O. Box 16618  
Memphis, Tn. 38186-0618  
State tax \$  
Register's fee .50  
Recording fee 4.00  
Total \$  
T.G.#

GRANTOR:  
E. L. Steele  
6477 Cottingham  
Memphis, TN  
38119

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, \$, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this day of 19

Filed @ 2:30P M. 29 MAY 1987  
Recorded in book 195 Page 718  
H. G. Ferguson, Chancery Clerk